GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – CHUDA - Change of land use from Work Centre zone to Mixed Use zone in Sy.No. 230, 231/1A, 231/1B1 & 232/1 of 72 Chittoor Revenue Village to an extent of Ac.10.35 cents - Applied by Sri Konda Narendra, Managing Director M/s Rukvina Farms Private Ltd., - Draft Variation – Confirmed – Orders - Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I) DEPARTMENT

G.O.MS.No. 224 Dated: 12-11-2025

Read the following:

1. From the Vice Chairperson (FAC), Chittoor Urban Development Authority, Chittoor, Lr.Roc.No.04/2025/CHUDA, dt: 04/2025.
2. Memo.No.2894844/I1/2025, dated:23.07.2025.
3. From the VC, CHUDA, Lr.RoC.No.04/2025/CHUDA, dt:08.09.2025.
4. Govt.Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
5. Govt.Memo.No.2894844/I1/2025, dated:22.09.2025.
6. A.P. Extraordinary Gazette No.590, dated:22.09.2025.
7. From the VC, CHUDA, Lr.RoC.No.04/2025/CHUDA, dt:08.10.2025.

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ORDER:

The Draft variation to the land envisaged in Chittoor General Town Planning Scheme, issued in the reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.590, Part-I, dated:22.09.2025. The Vice Chairperson, Chitoor Urban Development Authority in the reference 3rd read above has informed that the applicant has paid an amount of Rs.79,64,946/- towards development / conversion charges for the proposed change of land use.

2. The Vice Chairperson, Chittoor Urban Development Authority in the reference 7th read above has stated that they have published the draft variation appendix notification pertaining to above proposed change of land use one in English paper (New Indian Express News Paper) and one in Telugu paper (Andhra Jyothi Daily News Paper) respectively on 25.09.2025 calling for objections/suggestions within 15 days from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulated time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 12.11.2025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP,Vijayawada.
The Vice Chairperson, Chittoor Urban Development Authority.
Copy to:
The Director of Town and Country Planning, AP, Mangalagiri.
The Commissioner, Chittoor Municipal Corporation.
The Special Officer & Competent Authority, Urban Land Ceiling, Chittoor.

P.T.O

The District Collector, Chittoor District.
The individual through Vice Chairperson, Chittoor Urban Development Authority.
SF/SCs.(E-2894844)

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX

NOTIFICATION

The following variation to the Chittoor General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No. 122, MA&UD, Dt:24-08-2022 is proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act No.5 of 2016) is hereby published as required by sub–section (4) of the said section.

VARIATION

The site in 230, 231/1A, 231/1B1 & 232/1 of 72, Chittoor Revenue village, Chittoor Urban Mandal, Chittoor Municipal Corporation limits with an extent of net proposed area is Ac. 10.35 cents. The boundaries of which are given in the schedule below, which was earmarked as Work Centre use in the Master Plan of Chittoor Municipal Corporation and its vicinity areas sanctioned vide in G.O.Ms.No. 122, MA&UD, Dt:24-08-2022 is now designated as Mixed land use by variation of change of land use in the revised part proposed land use Map of M.M.P No. 01/2025/CHUDA of Chittoor Urban Development Authority and is available in the office of the Chittoor Urban Development Authority, Chittoor, subject to the following conditions:-

1. The applicant shall submit the proposals in the site under reference to the Authority concerned for approval before taking any developmental activity in the site duly paying necessary charges as per rules in force.
2. The applicant shall hand over the portion of the site affected in the Master Plan road widening to the local body concerned at free of cost through registered gift deed.
3. The applicant shall provide buffer all along the portion where High-tension line is passing through the applicants site as per rules in force.
4. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Chittoor Urban Development Authority/ Chittoor Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are MAU01/90/2020-H I/4097729/2025 preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

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7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

8. Any other conditions as may be imposed by Vice Chairman, Chittoor Urban Development Authority, Chittoor.

SCHEDULE OF BOUNDARIES

North : Existing 30.00 mt wide Chittoor to Palamaner road (Sy.No.229)

South : Sankarayya Gunta village

East : Existing 12.00 mt wide Master Plan Road leads to Sankarayya Gunta (Sy.No. 260).

West : BV Reddy Petrol Bunk.

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER